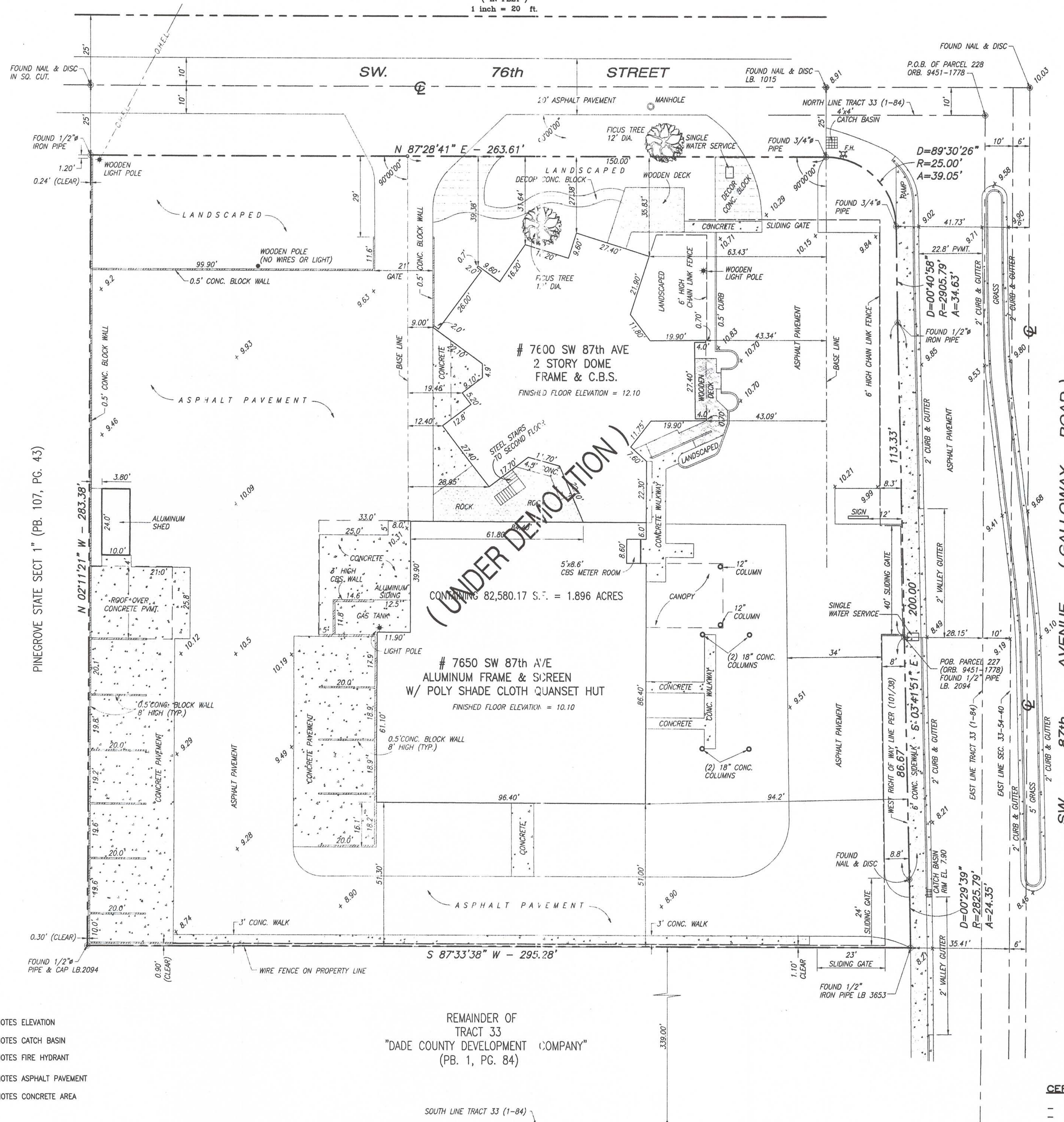
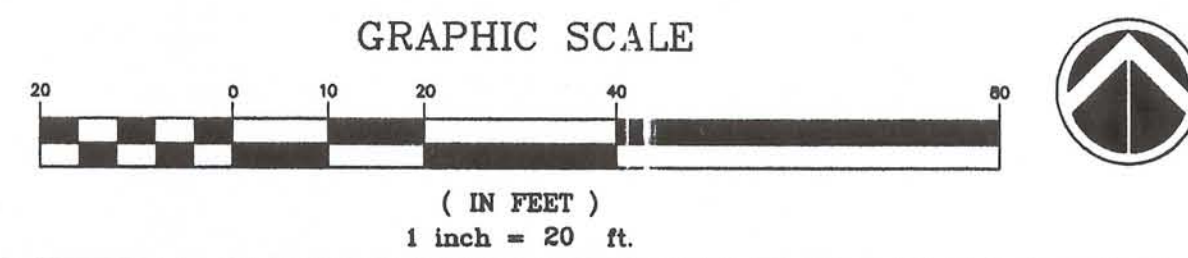
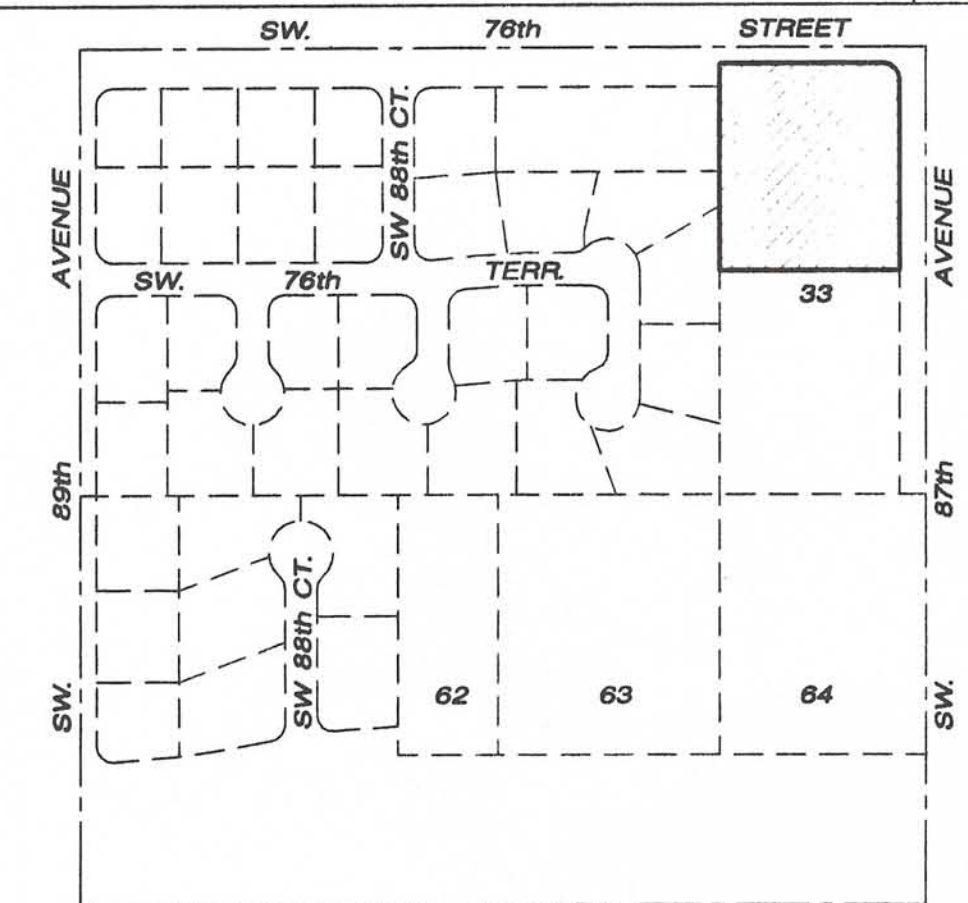


ALTA/ACSM LAND TITLE SURVEY (URBAN SURVEY)



REVISIONS			
REV	DESCRIPTION	DATE	APPROVED
1	UP DATE SURVEY	08/14/06	L.E.



LOCATION SKETCH

SCALE 1" = 300'

A Portion of
Section 33, Township 54 South, Range 40 East

SPECIAL NOTES:

- I have reviewed Schedule B II (Exceptions) of the Agent's File No. 05303, prepared by Attorneys' Title Insurance Fund, Inc., effective date July 17, 2006, and I found the following:
- ITEM THAT AFFECT THE PROPERTY AND THEY ARE REFLECTED ON THE SKETCH OF SURVEY.
- Right-of-Way Easement to Dade County Parcels 227 and 228 Recorded in Official records Book 9451 at Page 1778, Public Records of Miami-Dade County, Florida (as per Legal Description)
- ITEM #5. Right of Way Easement to Miami-Dade County dated May 20, 1957, recorded in Official Records Book 355, page 320, Public Records of Miami-Dade County, Florida.
- ITEM #6. Agreement and Declaration of Restrictions dated March 25, 1960 recorded in Official Records Book 2031, Page 682, Public Records of Miami-Dade County, Florida. Restrictions against use of septic tanks and individual wells more particularly set forth in paragraph 2 of said Agreement was revoked and canceled by Arvida/JMB Partners as successors in interest to Arvida Corporation and by Miami-Dade Water and Sewer Authority Department as successors in interest to General Waterworks Corporation pursuant to that certain Partial Release of Agreement and Declaration of Restrictions recorded June 11, 1992 in Official Records Book 15548, at Page 2992 of the Public Records of Miami-Dade County, Florida.
- ITEM THAT AFFECT THE PROPERTY BUT ARE NOT CAPABLE OF BEING DRAWN ON THE SKETCH OF SURVEY.
- ITEM #7. Covenant running with the land in favor of Miami-Dade County recorded in Official Records Book 11986, Page 165, Public Records of Miami-Dade County, Florida.
- ITEM #8. Covenant running with the land dated March 5, 1985, recorded in Official Records Book 12471, Page 2520, Public Records of Miami-Dade County, Florida.
- ITEM #9. Declaration of Restrictions dated March 2, 1985, recorded in Official Records Book 12486, Page 842, Public Records of Miami-Dade County, Florida.
- ITEM #11. Covenant Running with the Land in favor of Metropolitan Dade County Agreeing to Connect to Public Sanitary Sewer, dated June 17, 1985, recorded in Official Records Book 12622, page 678, Public Records of Miami-Dade County, Florida.

LEGAL DESCRIPTION:

Tract 33 LESS the South 339.00 feet, Section 33, Township 54 South, Range 40 East of DADE COUNTY DEVELOPMENT COMPANY, according to the Plat thereof as recorded in Plat Book 1 at Page 84 of the Public Records of Miami-Dade County, Florida, LESS and EXCEPT the Right-of-Way as described in Official Records Book 9451 at Page 1778 of the Public Records of Miami-Dade County, Florida.

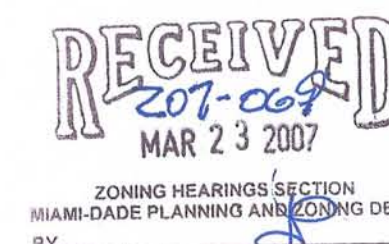
I HEREBY CERTIFY that this map on the survey shown hereon is a true and correct representation of a survey of the property described in the caption thereof, made under my direction, is accurate, and that all improvements have been located (unless otherwise noted) and there are no encroachments, unless shown, this survey meets the minimum requirements adopted by the F.S.L.S. and F.L.T.A.

This survey meets the Minimum Standards of Land Surveyors as set forth in chapter 472.027 Florida Statutes on in Chapter 61G17-6, Florida Administrative Code.

SURVEYOR'S NOTES:

- Legal description was furnished by the client.
- Underground improvements and utilities, if any, not located.
- Ownership of fences, if any, not determined.
- All elevations, if any, refer to NGVD.
- Benchmark No. J-437 Elevation 9.12 feet
Located at: SW 72nd Street and SW 87th Avenue, Miami Florida.
- Bearings, if any, shown hereon are based upon and assumed value of S87°28'41"W for the South Right-of-Way line of SW 76th Street.
- NATIONAL FLOOD INSURANCE PROGRAM DATA:
Community No. 120635 Panel No. 0260 J
Flood Zone: "A-E" Base Flood Elevation: 9.00 feet.
Firm Date: 07/17/1995
- This survey has been prepared for the exclusive use of the parties named herein and the Certification does not extend to any unnamed parties.
- Not valid unless sealed with an embossed surveyor's seal.
- The liability of this Survey is limited to the cost of the survey.

EDUARDO ESENAT
Reg. Land Surveyor No. 4613
State of Florida.



CERTIFIED TO:

ATTORNEYS' TITLE INSURANCE FUND, INC.
MERRINECK ESTATES, LLC.
WACHOVIA BANK, NATIONAL ASSOCIATION AND/OR ITS
SUCCESSORS AND ASSIGNS, AS THEIR INTEREST MAY APPEAR.

EDUARDO ESENAT SURVEYING INC.
8300 N.W. 53rd STREET, SUITE 300-A
MIAMI, FL 33166
PH: (305) 885-2870 FAX (305) 887-5713

ALTA/ACSM LAND TITLE SURVEY (URBAN SURVEY)			
A PORTION OF TRACT 33 OF "DADE COUNTY DEVELOPMENT COMPANY PLAT BOOK 1, AT PAGE 84 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.			
DRAWN JM	DATE 12/23/05	JOB NO. 2005-386	F.B. 2005-386
FILE 7650sw87ave	SCALE AS SHOWN	PLOT	SHEET 1 of 1